



CITY OF HAYWARD

AGENDA REPORT

AGENDA DATE 10/19/99

AGENDA ITEM 3a

WORK SESSION ITEM _____

TO: Mayor and City Council

FROM: Director of Community & Economic Development

SUBJECT: Zone Change Application No. 99-120-01 - Bill Boyl, Greenberg Farrow Architecture, Representing The Home Depot (Applicant), City of Hayward (Owner) – Site Plan Review to Construct a Home Improvement Retail Center with Garden Center - The Project Site is Adjacent to Hayward Executive Airport and Generally Bound by Hesperian Boulevard, Sueirro Street, Skywest Drive and West "A" Street

RECOMMENDATION:

Staff recommends that the City Council:

- 1) Approve the architectural design; and
- 2) Determine that the existing condition of approval (#14) regarding the delivery time is appropriate.

DISCUSSION:

The City Council, at its meeting of September 14, 1999, by a 5:2 vote, approved the request for a change of zone from "AT-C" (Air Terminal Commercial) District to "PD" (Planned Development) District to accommodate construction of a 107,920-square-foot home improvement retail center with an accessory 23,928-square-foot garden center. The City Council, at that time, also requested that staff review a change in delivery hours and report its finding to the Council. The applicant has also submitted a new architectural design proposal for review by the Council.

Delivery Hours

A condition of approval restricts hours of operation for loading/unloading to 8:00 a.m. and 8:00 p.m. daily. A gate will be required within the rear driveway to prevent through traffic and other activities during unauthorized times. However, The Home Depot has requested that loading/unloading operations be permitted as early as 6:00 a.m. weekdays and Saturdays at the primary loading dock and/or the lumber loading entrance. A justification given for the earlier time was the belief that delivery trucks could avoid heavier-trafficked times after 8:00 a.m.

In response to this request, staff analyzed the southbound Hesperian Boulevard traffic counts. The peak hour is between 7:00 a.m. – 8:00 a.m. with 2,652 trips, 65 percent higher than the following hour (1,611 trips). Therefore, an earlier delivery time would, in fact, place trucks onto Hesperian Boulevard during the busiest hour of the day.

The Executive Inn is located directly north of the primary loading docks; the lumber loading entry is at the westerly end of the property near Skywest Drive. The motel representatives believe that loading/unloading operations could be disruptive to their patrons and had asked that operations along their property line be even further restricted to later than 9:00 a.m. The earlier time of 8:00 a.m. was deemed appropriate since the property line between The Home Depot and Executive Inn was moved 35 feet to the south to provide a wider landscaped buffer and an 8-foot-high masonry wall will be constructed on the property line. The motel representatives continue to feel that any operation prior to 8:00 a.m. along the northerly property line, at either the primary loading dock or the lumber dock, will be disruptive to their patrons' use of the motel.

Due to the traffic conditions and the potential effect of noise on the Executive Inn, staff recommends that the existing condition of approval, limiting the delivery hours to 8:00 a.m. and 8:00 p.m., not be modified.

Building Elevations and Site Design

The City Council determined that the design of the building elevations, as presented on September 14, 1999, is not consistent with the City of Hayward Design Guidelines. The guidelines require attention to the City's gateways and concern for projecting an image of quality development. This development is sited at the northerly end of the Hesperian Boulevard corridor and helps define that northern gateway.

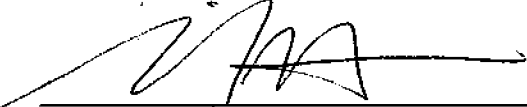
Greenberg Farrow Architecture, representing The Home Depot, is now proposing an architectural concept that is substantially in conformance with the store in San Mateo (see Exhibit "A" – Elevations and Exhibit "B" Photos). The San Mateo store is the same size and layout as the store proposed in Hayward; therefore, there will be no need to alter the site plan.

Staff believes that this concept meets the Hayward Design Guidelines. This proposal responds well to building massing with variations in height color and texture; providing a pedestrian scale where appropriate; and providing appeal from the street. The design is more contemporary than the Spanish-style originally proposed and relates better to the transportation theme of the Airport. Both the main customer entry and the lumber yard entry are designed as special features with changes in building articulation. The nursery is surrounded with substantial brick pilasters with wrought-iron inserts; this is a more formal architectural solution than the chain-link fencing originally proposed. An arcade stretching the entire frontage between the main entry and the lumber yard entry provides a formal place for the outdoor displays common to The Home Depot. As typical with a Planned Development application, the applicant will have to provide the details for the Hayward store with the Precise Plan for review and approval by the Planning Director.


CONCLUSION:

Staff recommends that the City Council 1) approve the design of the San Mateo store as the accepted architectural concept for the Hayward store, and 2) determine that the existing condition of approval (#14) regarding the delivery time is appropriate.

Prepared by:


Richard E. Patenaude, Associate Planner

Recommended by:

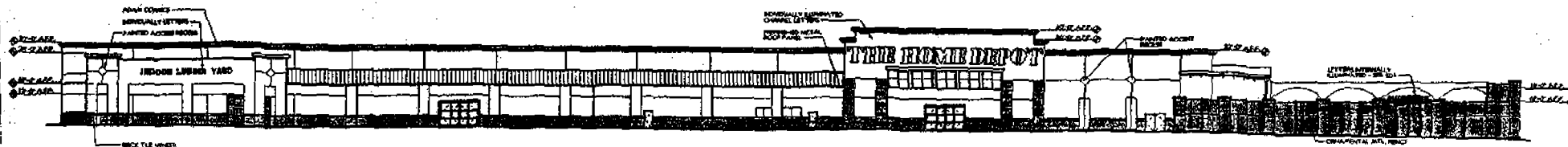

Sylvia Ehrenthal
Director of Community & Economic Development

Approved by:


Jesús Armas, City Manager

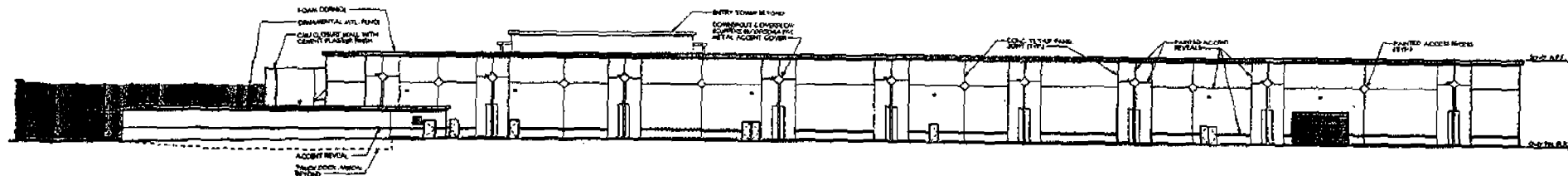
Attachments: Exhibit A – Elevations – The Home Depot-San Mateo
Exhibit B – Photos - The Home Depot-San Mateo

10.12.99



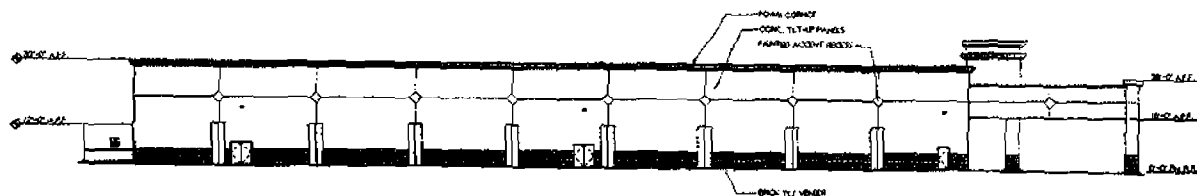
SOUTH ELEVATION

1/8" = 1'-0"



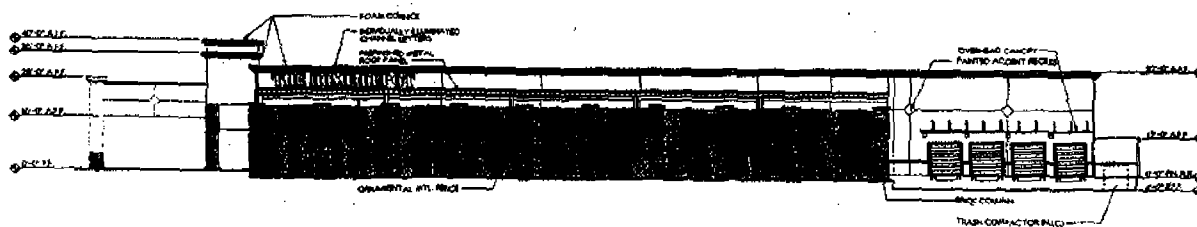
NORTH ELEVATION

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"

EXTERIOR ELEVATIONS
THE HOME DEPOT U.S.A., INC.
BRIDGEPOINT RETAIL CENTER
SAN MATEO, CALIFORNIA

Exhibit A

PHOTOS OF SAN MATEO STORE

AS THE SCANNED IMAGES ON
PHOTOGRAPHS DO NOT REPRODUCE,
EXHIBIT B IS NOT AVAILABLE FOR
WEBSITE VIEWING. THE REPORT IN ITS
ENTIRETY IS AVAILABLE AT CITY HALL
AND AT THE MAIN LIBRARY.